



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET • P. O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

PERMANENT BUILDING COMMITTEE TUESDAY, JULY 7, 2009 REGULAR MEETING MINUTES

Members Present: P. Welty-Chairman, G. Blanchette, K. Heminway, G. Magnuson, A. Leo Miller, P. Shupe, L. Spielman

Members Absent: T. Adams, G. Feldman, M. Joyse

Others Present: D. Wallace, J. Gage-Ad Hoc Pinney House Committee

Call to Order

Chairman Peter Welty called the regular meeting of July 7, 2009 to order at 7:03 PM.

Citizens Forum - None

Approval of Minutes

MOVED (SHUPE) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE THE REVISED MINUTES OF JUNE 2, 2009.

Pinney House Restoration Project

Peter Welty reported on the progress of the project. An e-mail from Hugh Pearson was distributed to all in attendance outlining the progress to date and outstanding issues (attached).

The asbestos and mold removal work has been put out to bid and eight contractors showed up for the walk through of the property. The bids are due back on July 20. As a result of the walk thru, an addendum to the bid was created stating that the asbestos abatement will be Phase I of the abatement process and the mold removal will be Phase II. The bid documents for the general construction are 90% complete and should be ready to print and go out to bid on or about July 20 when the Hazmat bids are received. The State level sign offs have been ongoing. Approval from Santini for the Hazmat work has been received.

Peter Welty stated that John Curtis clarified his issue with the roofing shingles. He feels that a high end 3-tab shingle would most closely resemble the original roofing material. The bids will

include pricing for both 3-tab and architectural shingles. He also feels that a ventilated soffit does not fit with the original architecture, and Peter Welti feels that a decision will have to be made on that item. Deb Wallace stated that the roof has been there for 100 years unventilated.

The Chairman told the committee that a decision on the boiler and a budget allowance for the same needs to be made. After some discussion it was decided that the best way to go would be to include a new boiler in the wording for the scope of the project. It was decided that a forced hot air system would be best. The radiators can be eliminated, air conditioning could be added to this system in the future, there is no piping to freeze or leak, and it would add to the air circulation of the building. The Town would have a warranty and peace of mind.

Lori Spielman asked what the goal for the use of this property is. She was told that at this time there is no use identified for this property. The Board of Selectmen has assigned the Permanent Building Committee to oversee the spending of the project's funds wisely. Mr. Miller stated that the Pinney House Committee is responsible for the funds for Phase II. Lori also asked where the funds will come from to operate the house after the construction is completed. The Town will have a budget line item for the maintenance costs for the property.

Bob Romejko, TRC has submitted a quote of \$900 for the monitoring and testing of the Hazmat contract.

MOVED (MAGNUSON) SECONDED (SHUPE) AND PASSED UNANIMOUSLY TO ACCEPT THE FEE FOR SERVICES OF \$900 FROM TRC FOR MONITORING AND TESTING OF HAZMAT ABATEMENT FOR PINNEY HOUSE.

Moser Pilon Invoice for \$23,592.10 representing 65% completion with \$17,000 remaining in their contract.

MOVED (SPIELMAN) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE MOSER PILON NELSON INVOICE FOR \$23,592.10 FOR PAYMENT FOR SERVICES RENDERED FOR PINNEY HOUSE PROJECT.

Invoice from Joseph Merritt for printing of Hazmat documents.

MOVED (MILLER) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE JOSEPH MERRITT INVOICE IN THE AMOUNT OF \$130.80 FOR PAYMENT FOR PINNEY HOUSE PROJECT.

Peter Welti told the members that after the bid opening on July 20 for the Hazmat contract, there may have to be a special meeting to approve it.

Jim Gage stated his concern regarding Moser Pilon's price for the repointing of the chimneys. He asked if the chimneys would be rebuilt as an end result to the project. Peter told him that it has since been determined that repointing was not as extensive as originally thought and may only be needed in a few places on the south side. The chimney rebuilding will be bid as an alternate to the project.

Debby Wallace stated that Fred Bird has agreed to do the photography for documentation. He will contact Peter Welti regarding this. She also asked about the time frame for the volunteer work, and Peter Welti felt that it would be about 3-4 weeks after the Hazmat abatement contractor is hired. He estimated between August 15 and September 15. The volunteers are required to submit a certificate of insurance to the town.

Lori Spielman has some concerns about the workers parking on the property and not parking on the Santini property. She feels a fence should be put up to give boundaries. Peter Welti stated that the fence will be put up for the general contractor, but that he will monitor where the asbestos contractor parks their vehicles.

Adjournment

**MOVED (SPIELMAN) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO
ADJOURN THE MEETING AT 7:58 PM.**

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lori Smith".

Lori Smith
Recording Secretary

Subject : Pinney House
Date : Fri, 10 Jul 2009 13:30:00 -0400
Linked to: Charles & Janet Walker
From : "Hugh Pearson" <hpearson@mpn-arch.com>
To : <peterw@kloterfarms.com>

Peter,

As we will not see you tonight (thanks for the night off) a few items to keep you up to date.

- We are reviewing and finalizing details, spec etc.
- We are working towards a 'ready to print and bid' at or near the time the bids are received for the Hazmat work (July 20th). This is pending comments from the Santini's, State, Town, and others.
- On or about the 20th, we will provide a summary of manufacturers' cut sheets/product data of significant products in the final spec, which form the basis of design; consistent with items discussed at the last meeting (windows, doors, cornice trim).
- We are not including the scope of work assumed to be performed by the volunteers. This will have to be monitored closely to determine if any volunteer work might not happen and should be transferred to the GC scope of work.
- We are noting items to be salvaged and stored in the building (windows, doors, chimney brick). We include salvage of the cornice assembly, and recommend salvage of say 12 LF of each assembly (Ell, Rear, & typ. of 3 sides).
- We do not anticipate adding insect screens for the new windows. We can include them and you may or may not choose not to put them in.
- I do not believe there was any documentation as to the specific work required to get the boiler up and running. I recommend we establish a budget allowance in the spec to work from. It will be difficult for someone to look at it and bid the work.
- Similarly, we require the contractor to pressure test the piping and radiators and to fix the leaks, if any. There could be none, one, fifty...I recommend we have the contractor develop a unit cost to repairs leaks.

Thanks,

Hugh D. Pearson, AIA, Partner
Moser Pilon Nelson Architects
30 Jordan Lane
Wethersfield, CT 06109
Phone: 860-563-6164 x236
Fax: 860-257-4675
www.mpn-arch.com